

Revised 11/25/13

**BOROUGH OF DUMONT  
BERGEN COUNTY, NEW JERSEY  
EXECUTIVE SESSION MINUTES  
NOVEMBER 12, 2013  
6:30 PM**

Mayor Kelly called the meeting to order at 6:30PM

**Flag Salute; Silent Prayer**

**Sunshine Law:** The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this regular meeting in the annual schedule and notice of regular meetings of this Governing Body. Such annual schedule and notice of regular meetings is posted at Borough Hall, was sent to *The Record* and the *Ridgewood News*, posted on the Borough website and filed with the Borough of Dumont.

**Roll Call:** Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-present

Mayor Kelly-present

Motion to accept agenda as presented: Councilman Stylianou

Second: Councilman Hayes

All in favor.

**Approval of Minutes**

Motion to approve the September 30, 2013 Special Meeting and Closed Session minutes:

Councilman Brophy

Second: Councilman Riquelme

Roll call vote: Council members Brophy, Carrick, Riquelme, Stylianou, Zamechansky-yes

Councilman Hayes-abstain

Motion to approve the October 1, 2013 Executive Session and Closed Session minutes:

Councilman Stylianou

Second: Councilman Brophy

Roll call vote: Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-yes

Motion to approve the October 12, 2013 Public Meeting minutes: Councilman Riquelme

Second: Councilman Brophy

Roll call vote: Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-yes

Presentation by Mr. DelVecchio, Esq. representing those planning to develop D'Angelo's Farm, which has closed their doors. Their plans would require rezoning, which would have to be approved by the Mayor and Council, prior to being heard by the Joint Land Use Board. Councilman Stylianou wanted it reflected that no materials for this presentation were received by the Governing Body.

The purchase is presently under contract for both parcels of the farm.

Mr. DelVecchio presented several options they had considered. The first was construction of an 83,000 square foot office development on two building pads with a large parking field. However, the market is not there to support it.

The next option was a warehouse. This would generate significant truck traffic.

A third option was a retail use-a 50,000 square foot supermarket. This, however, would be considered small for a supermarket.

The next use, and the one the developers felt strongest about, was a multifamily development. There would be 144 units-50% one bedroom and 50% two bedroom units; two and three story buildings; 48 feet high. Access would be from Washington Avenue and a potential emergency access for emergency vehicles only onto Stratford. These units would be rentals. It has both garage and onsite parking resulting in 260 parking spaces.

There was concern among the Council regarding the increase in the number of students and potential parking problems. Councilman Stylianou asked if a traffic study had been done. Mr. DelVecchio said he needs to know which plan they are talking about first. Mr. Paster pointed out that this is a county road and any approvals in terms of traffic would require approval from them.

Councilman Carrick stated that the multifamily option would be an impact municipal services; including our Fire Department, Police Department, Ambulance Corps and DPW. Mr. DelVecchio responded that there would be an increase in services but the net benefit in taxes will outweigh the increase in services. When D'Angelos was operational they were paying only approximately \$55,000 annually in taxes.

Barbara Correa, Councilwoman-elect, stated that the multifamily development will change the whole character of the community. **She is currently a member of the Board of Education and said that schools on this side of town are now at maximum capacity and the neighbor children have to go to the schools on the other side of town. This would definitely have an additional impact on Grant and Honiss schools.**

Councilman Riquelme expressed concern about there not being enough green area.

Councilman Stylianou said that of all the options, in his opinion, the multifamily is the least attractive because you have kids using the schools. An office building would not present the traffic problem or the taxing on the Borough's resources. He acknowledged that the developers are developing this to make money and office complexes would not be the best option for them.

Councilman Brophy commented that if they were to rent a two bedroom unit and only provide them with one parking space they might not be able to rent it out.

A bank is proposed for the 1.08 acre parcel across the street from the nursery.

Councilman Carrick and Councilwoman Zamechansky asked about using that property for a new Borough Hall.

Mr. Paster suggested discussion as to whether the contractor would have interest in a joint venture. The developers are looking for direction from the Council. The Borough needs a new Borough Hall. Mr. DelVecchio stated that they would like to work cooperatively and it is worth discussion.

The Mayor called for a brief recess following the presentation.

### **Borough Administrator's Report**

The Department Head meetings have been changed to the first Wednesday of the month at 10:00am.

The hockey rink is completed. It costs the borough about \$6,000 per year to put it up and take it down and the process causes damage to the rink. The company that sells the boards for it has gone out of business. It was the consensus to leave the rink up all year if the Recreation Commission agrees. Mr. Perkins and the Recreation Commission recommend that if the pool

remains open, the hockey rink could be used as a play area for the kids with basketball hoops and soccer nets. The amount of parking for the pool has been increased. Mr. Perkins will be discussing shared services with Bergenfield and will request using their parking area behind the pool.

There was a question as to whether the pool has fulfilled their monetary obligations with the town. The Borough had the swim club covered under the Borough's JIF insurance this past year. They are two years behind in their payments and their lease has ended. Mr. Perkins has been trying to set up a meeting with the pool board to discuss renewing their lease and has gotten no response.

Mr. Perkins is waiting for a response to the letter he sent to PSE&G for reimbursement of \$52,463.49 resulting from their incorrect design of the gas main on Larch Avenue during the Phase II Flood Control project.

Three police officers have accumulated vacation time and SAD time as a result of illness and worker's compensation. Currently they would carry over their vacation and SAD time into 2014. All three have agreed to accept payment at today's rates for the time that they have on the books rather than bringing it into the new year. If it goes into 2014, it could create overtime because they would be taking this additional time off next year. The Police Chief has made a recommendation that we pay it out. The total for the three officers would be \$23,351. More discussion is needed. Mr. Perkins will ask the Chief to compile information on each individual-how the numbers were reached, how much time and why they were out. Councilman Carrick pointed out that this had generated overtime in the Police Department.

There was discussion pertaining to the cost of lightning detection shared services with Bergenfield for them to use our station. Mr. Perkins suggested asking for at least \$2,000 a year and 50/50 on each service call plus \$3,000 to upgrade. The Governing Body agreed.

### **Attorney's Report**

There is a resolution on tonight's agenda to add \$2,000 for the preparation of the COAH application due to the Joint Land Use's request for the firm to explore another. He recommended the COAH plan be submitted before the end of the year.

Mr. Paster prepared bid specs for fencing for the fields and tennis courts and resurfacing of two tennis courts and sent them to the Municipal Clerk.

Ferretti Carting could no longer fulfill their contract due to regulatory issues. Mr. Ferretti made an arrangement with Galaxy to take over the contract in its entirety. The price is the same as the contract for Ferretti and will end May of 2015.

Mr. Paster excused himself from the meeting at 7:50pm and Steve Kleinman, Esq. sat in for him.

### **Engineer's Report**

Depew Street Phase I and Phase II are substantially completed.

Mr. Gibson addressed the Roosevelt Avenue flooding issue. Based on their review, they concur with T&M's findings. He recommends a new storm sewer along Roosevelt Avenue to allow the residents to tie in their sump pumps and /or yard drains. If the pipe is placed in the roadway, the cost to the Borough would be about \$150,000. The homeowner's cost to install pipes to tie in varies depending on the property, but approximately \$5,000-\$8,000.

Motion to open to the public: Councilman Carrick

Second: Councilman Brophy

All in favor.

1. Walter Johnson, 121 Sherwood Road, questioned the Shade Tree Permit ordinance and the necessity to pay \$25 to remove a tree in someone's backyard. He also said that he has a paved area in front of his house for parking. He asked if the Borough was going to eliminate this parking. He feels it is a benefit to the town to avoid parking on the street problems. He feels that contractors should register with the Borough.

Motion to close to the public: Councilman Carrick

Second: Councilman Stylianou

All in favor.

### **Council Committee Reports**

- Councilman Brophy

No report

- Councilman Carrick

No report

- Councilman Hayes

Jt. Land Use Board

At the last meeting COAH round three and the D'Angelo Farm property were discussed.

- Councilman Riquelme

No report

- Councilman Stylianou

No report

- Councilwoman Zamechansky

No report

### **Mayor's Report**

No report

**Review of Consent Agenda Items:** All items with an asterisk are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Also, any item may be removed for further discussion or for roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business.

### **RESOLUTIONS**

**#13-204** Approval of Lincoln School On-premise Merchandise Raffle to be held December 7, 2013; ID#109-5-30683, RL#396 \*

**#13-205** Approval of Lincoln School On-premise 50/50 Cash Raffle to be held December 7, 2013; ID#109-5-30683, RL#397 \*

**#13-206** Authorization for the Municipal Clerk to Advertise for Request for Qualifications of Professionals for 2014 \*

**#13-207** Appointment of RFQ Review Committee \* Councilwoman Zamechansky suggested that the Committee be comprised of the Mayor and Council. Mr. Paster had recommended that the resolution be changed and then the ordinance can be revisited.

Motion to move to Non-consent agenda: Councilwoman Zamechansky

**#13-208** Depew Phase I Change Order #1-\$14,028.94 reimbursable by the State \*

**#13-209** Support of the Fugitive Safe Surrender Program \*

**#13-210** Probationary Firefighter Dayday-Approval of Removal from Fire Department Roles \*

**#13-211** Approval of Request by Dumont Fire Company #1 to Conduct a Boot Drive November 23, 2013 9:00AM-4:30PM \*

**#13-212** Approval of DHS Music Booster On-premise 50/50 Cash Raffle to be held December 19, 2013, February 26, 2014 and May 1, 2014; ID#109-5-36714, RL#399 \*

**#13-213** Approval of DHS Music Booster On-premise 50/50 Cash Raffle to be held January 17, 2014; ID#109-5-36714, RL#398 \*

**#13-214** Authorization of Solid Waste Collection/Hauling Assignment to Joseph Smentkowski, Inc. t/a Galaxy Carting and Recycling \*

**#13-215** Amend Contract to Maser Consulting COAH Planner Services-\$2,000 additional \*

**#13-216** Paul Olivo-Accept Application as Dumont Firefighter \*

**#13-217** Bills List \*

There was nobody present from the public at this time.

Motion to adopt: Councilman Carrick

Second: Councilman Brophy

Roll call vote: Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-yes

### **Non-consent Agenda**

**#13-207** Appointment of RFQ Review Committee consisting of the Mayor and all Council members as amended.

Motion to amend resolution: Councilman Brophy

Second: Councilman Carrick

Roll call vote: Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-yes

Motion to adopt the amended resolution: Councilman Carrick

Second: Councilman Brophy

Roll call vote: Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-yes

## **ORDINANCE**

### *Second Reading*

**#1467** Capital Ordinance Road Resurfacing and Repairs to Curbs and Sidewalks-\$323,292 fully funded

Motion to waive formal reading: Councilwoman Zamechansky

Second: Councilman Carrick

All in favor.

There was no discussion from the Council.

Nobody from the public was present.

Motion to adopt on second reading: Councilman Stylianou

Second: Councilwoman Zamechansky

Roll call vote: Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-yes

### *First Reading*

**#1466** Bond Ordinance amending and supplementing bond ordinance number 1375 finally adopted on February 17, 2009 as supplemented by bond ordinance number 1407 finally adopted on September 21, 2010, to increase the appropriation therein to \$4,705,000 and to increase the authorization of bonds or notes of the Borough to \$4,680,000 to finance part of the cost thereof

Motion to waive formal reading: Councilman Stylianou

Second: Councilman Carrick

All in favor.

Councilman Carrick questioned the fact that PSE&G has not reimbursed the Borough for the problem on Larch Avenue.

Motion to pass on first reading: Councilman Stylianou

Second: Councilwoman Zamechansky

Roll call vote: Council members Brophy, Hayes, Riquelme, Stylianou, Zamechansky-yes

Councilman Carrick-no

**#1468** An Ordinance Amending Chapter 45, Section 6 of the Dumont Code “Length of Service Awards Program” Crediting of Service-Ambulance Corps

Motion to waive formal reading: Councilman Stylianou

Second: Councilman Carrick

All in favor.

Councilman Brophy stated that he is not eligible for LOSAP.

Motion to pass on first reading: Councilman Stylianou

Second: Councilman Carrick

Roll call vote: Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-yes

**#1469** Ordinance Renaming Columbia Field “Dawn M. Totten Memorial Field at Columbia Park”

Motion to waive formal reading: Councilman Carrick

Second : Councilman Brophy

All in favor.

Councilwoman Zamechansky said that the family is thrilled. She would like a proclamation at the next meeting and have the family come to receive it.

Councilman Stylianou asked if a sign will be put at the field recognizing the name change.

Councilman Carrick asked if the Recreation Commission could address the question of the Recreation Director position so that the Council can see how it impacts the Borough budget.

Motion to pass on first reading: Councilwoman Zamechansky

Second: Councilman Brophy

Roll call vote: Council members Brophy, Carrick, Hayes, Riquelme, Stylianou, Zamechansky-yes

Motion to adjourn: Councilman Riquelme

Second: Councilman Brophy

All in favor.

Meeting adjourned at 8:50PM

Minutes respectfully submitted by:

Susan Connelly, RMC

Municipal Clerk